

RE

REGULATORY RECORD

RERA Document

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FORM 'A'

[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai - 600008.



5817

Sir,

We hereby apply for the grant of registration of my/our project to be set up at Noombal Village - Poonamalle high road -, Taluk: - Poonamallee (Formerly Ambattur), District: - Thiruvallur State: - Tamilnadu.

1. The requisite particulars are as under:-

i. Status of the applicant - Public Limited Company

ii. In case of individual -

- a) Name
- b) Father's Name
- c) Occupation
- d) Permanent address
- e) Photograph

OR

In case of firm / societies / trust / companies / limited liability partnership / competent authority -

- a) Name Prestige Estates projects Ltd.
- b) Address Prestige Polygon No. 471, Top Floor Anna Salai, Nandanam Chennai, 600035.

Registered Office: The Falcon Towers, 19, Brunton Rd, Craig Park Layout, Ashok Nagar, Bengaluru, Karnataka 560025

c) Copy of registration certificate :-

Certificate of Incorporation, MOA & AOA attached as Annexure 1 & 1a

d) Main objects :-

Real Estate Development

e) Name, photograph and address of chairman of the governing body / partners / directors etc. REF ANNEXURE - 2

iii. PAN No AABCP8096K;

Land owner (A)

S. Shanmugakrishnan

Land owner (B) V. Chandrasekhar

Land owner (C) L. Maheswari

Land owner (D) R. Rajini

Land owner (E) V. Ravi

Land owner (F)

Signature of S. Shanmugakrishnan
S. Shanmugakrishnan

Syktivel - Manager - Projects

- 9600066992.

- iv. Name and address of the bank or banker with which account in terms of section 4 (2) (l) (D) of the Act will be maintained.

Account Name	PRESTIGE ESTATES PROJECTS LTD
Account No.	5213089071
Bank Name	KOTAK MAHINDRA BANK
Branch	LAVELLE ROAD, BANGALORE
IFSC Code	KKBK0000422

- v. Details of project land held by the applicant: -

Plan showing the proposed construction of multi storied residential building - combined basement floor for five blocks (block no 1 to 5); block no: 1 to 3 (typical) stilt floor +13 floors with 104 dwelling units in each block; block no: 4 & 5 (typical) stilt floor +13 floors with 104 dwelling units in each block; EWS block of stilt + 13 floors with 117 dwelling units: totally with 637 dwelling units and a club house of ground floor + first floor + second floor part with swimming pool at second floor and a multi-level mechanical puzzle parking with 7 levels at old s.no.70/1 to 7, 71/9 to 12, 73/1 to 6, 101/2a new survey no.101/2a2,101/3 (as per patta) of Noombal village, Poonamalle high road, Chennai, within the limits of Thiruverkadu municipality.

- vi. Details of Approval obtained from Various Competent Authorities for commencing the Project:- REF ANNEXURE - 3
- vii. Brief details of the projects launched by the promoter in the last five years, whether already completed or being developed, as the case may be, including the current status of the said projects, any delay in its completion, details of cases pending, details of type of land and Payments pending etc.

SL. No.	Project Name	Type of Land	Location	Status of Project
1	Prestige Polygon	Commercial	Chennai	Completed
2	Prestige Bella Vista	Residential	Chennai	Completed
3	Prestige Downtown	Residential	Chennai	Completed
4	Prestige Courtyards	Residential	Chennai	On going

- viii. Agency to take up external development works..... Local Authority (exact Authority or any agreement to the Authority) / Self Development.

Self-Development

- ix. Registration fee by way of a demand—draft / Online payment dated _____ drawn on Kotak Mahindra Bank bearing UTR No. KKBK202936101705 for an amount of Rs. 11,31,924.40 /- calculated as per sub-rule (3) of rule 3.
- x. Any other information the applicant may like to furnish. - NIL

V. Chandra
R. Nagini

L. Maheswari
V. Ravi

S. Dhanalakshmi

22.

2. We enclose the following documents in triplicate, namely:-

- i. authenticated copy of the PAN card of the promoter; REF ANNEXURE - 4
- ii. audited balance sheet of the promoter for the preceding financial year and income tax returns of the promoter for three preceding financial years; REF ANNEXURE - 5
- iii. Copy of the legal title deed reflecting the title of the promoter to the land on which development is proposed to be developed along with legally valid documents with authentication of such title, if such land is owned by another person. REF ANNEXURE - 6
- iv. the details of encumbrances on the land on which development is proposed including any rights, title, interest or name of any party in or over such land along with details. REF ANNEXURE - 7
- v. where the promoter is not the owner of the land on which development is proposed details of the consent of the owner of the land along with a copy of the collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land proposed to be developed;
 - A. Authenticated copy of the building permit and sanctioned plan from the competent authority in accordance with the laws applicable for the project, and where the project is proposed to be developed in phases, an authenticated copy of the planning permission, building permit / building sanction plan, partial completion certificate for each of such phases. REF ANNEXURE - 8
- vi. the sanctioned plan, layout plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority. REF ANNEXURE - 9 & 9A
- vii. the plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire-fighting facilities, drinking water facilities, solid and liquid waste management, emergency evacuation services, use of renewable energy. REF ANNEXURE - 10
- viii. the location details of the project, with clear demarcation of land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project. REF ANNEXURE - 11
- ix. Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees. REF ANNEXURE - 12 & 12b.
- x. the number, type and the carpet area of apartments for sale in the project exclusive of the area of balcony, verandah, open terrace and other common areas, if any, details of which have to be furnished separately; REF ANNEXURE - 13
- xi. the number and areas of covered parking available in the project - 443 No's
- xii. the number of open parking areas available in the project - 194 No's + 50 No's MLCP
- xiii. Details of Undivided Shares pertaining to the project. REF ANNEXURE - 14

Land owner

V. Chandera L. Ganesan S. Dhanalakshmi
R. Ragini V. Inu

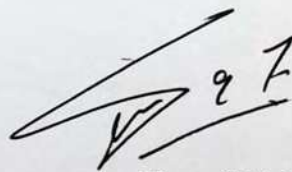
27.
Dumob

- 7
- xiv. the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project.
 - xv. the names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HAVC consultants and Geo Technical Engineers, if any and other professionals or key persons, if any associated with the development of the proposed project. REF ANNEXURE - 15
 - xvi. A declaration in FORM "B".

3. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Dated:

Place:



Yours faithfully,

Signature and seal of the applicant(s)

V. Chandra
R. Regini

L. Maheswari
V. P. M.

P. Dhanalakshmi

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One

Ask anything about a property and get an answer grounded in live government records, with the sources shown.

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Verify My Land

Every record check run on one property and returned as a single report.

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Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

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One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

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PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

[/landlens/pricemap](#)



Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

[/landlens/build-scope](#)



Property Tracker

Watch a property and hear about it when something new is registered against it.

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Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

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Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

Court case search

Seller background check

Approval check by survey

Value and duty

What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

Zoning and land use

What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

Master plan check

Water bodies finder

Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

RERA register



Every free tool
/tools



Services we run
for you
/services



The LandLens
suite
/landlens/one



Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

Building plan, layout and sub-division approvals

Completion and occupancy certificates, regularisation

Escrow, negotiation and NRI property management

Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.

